Box 17

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Avery T. Robinson	Union Planters Bank NA	Map 114-14A
232 Deer Pointe	P.O. Box 1785	Parcel 70
Franklin, TN 37064	Memphis, TN 38101-1785	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

AmSouth Bank

hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Avery T. Robinson

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot 70, on the Final Plat, Section 1, Woodland Forest, a planned unit development, of record in Plat Book 6900, pages 534-536, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AmSouth Bank by Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, of record in Instrument No. 20030410-0047930, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7207, page 851; Book 7439, page 487; Book 7596, page 684; Book 7596, page 692, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, pages 534-536, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Buyer herein.

The legal description is the same as the previous deed of record.

The Grantor makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee her heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the said land to the said Grantee, her heirs, successors and assigns against the lawful

Davidson County DEEDWARR
Recvd: 09/17/03 11:20 2pgs
Fees:13.00 Taxes:847.30
20030917-0137251

claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of September, 2003.

AMSOUTH BANK

By: _____
Trudy Mayoras
Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Trudy Mayoras, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Vice President of AmSouth Bank, the within named bargainor, and that she/he as such Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of AmSouth Bank by herself as Vice President.

Witness my hand and seal, at office in Birmingham, Alabama, this 4th day of September, 2003.

My Commission Expires:

MY COMMISSION EXPIRES : JANUARY 17, 2004

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $229,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 11th day of September, 2003.

My Commission Expires:

11/26/05

_____
NOTARY PUBLIC